

SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
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August 16, 2016

Regional Planning Commission
Los Angeles County
320 West Temple Street
Los Angeles, California 90012

**Park Vista Road, Liberty Canyon, CUP Modification No. RPPL2016002885
August 17, 2016 Hearing, Item 7**

Dear Planning Commissioners:

Santa Monica Mountains Conservancy (Conservancy) requests that the following three conditions be added to any approval of the proposed Conditional Use Permit (CUP) Modification No. RPPL2016002885 for CUP CP02-201 and Environmental Assessment No. 201500175 to allow retroactive authorization for 2,544 cubic yards of import grading for the subject project. A sum of violations and a substantial condition breach warrant and provide nexus for these three conditions.

If the Commission does not incorporate these three additional conditions, then we recommend that the Commission postpone acting on the item, until appropriate mitigation is identified and assured to adequately address the violations in this biologically significant area.

- (1) Open Space Lot 9 Dedication to Conservancy. Tract No. 53100 (Sheet 4 of 7) includes a note that states "Open space lot 9 to be dedicated to Santa Monica Mountains Conservancy by separate document." This dedication shall be made to the Santa Monica Mountains Conservancy or its assignee, the Mountains Recreation and Conservation Authority. The retroactive approval of the unauthorized grading shall not become effective until such dedication is accepted by a public park agency and recorded in the Los Angeles County Recorder's office.
- (2) Open Space Conservation Easement. Tract No. 53100 designates an area as limits of open space conservation easement (identified as "R" on the legend) to be granted to the Santa Monica Mountains Conservancy by separate document over multiple existing parcels. This grant shall be made to the Santa Monica Mountains Conservancy or its assignee, the Mountains Recreation and Conservation Authority. The retroactive approval of the unauthorized grading shall not become effective until such grant is accepted by a public park agency and recorded in the Los Angeles County Recorder's office.

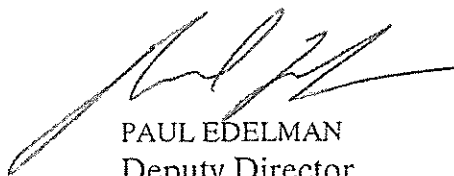
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- (3) Open Space Native Vegetation Easement. Tract No. 53100 designates an area as limits of the open space native vegetation easement (identified as "CC" on the legend) to be granted to H.O.A. by separate document over multiple existing parcels. This grant shall also be made to the Mountains Recreation and Conservation Authority. The retroactive approval of the unauthorized grading shall not become effective until such grant is accepted by the Mountains Recreation and Conservation Authority and recorded in the Los Angeles County Recorder's office.

The site is part of the regionally significant wildlife movement corridor connecting the Santa Monica Mountains with the Simi Hills and ultimately the Santa Susana Mountains via Liberty Canyon. The site abuts Liberty Canyon Natural Preserve in Malibu Creek State Park. The Conservancy and Mountains Recreation and Conservation Authority own open space land to the west and northwest.

Given this history of repeat violations at the site, the biological significance of the site and surrounding area, and the adverse impacts to biological resources resulting from the tract, these three additional conditions must be incorporated into any retroactive approval of unauthorized grading. It would not be prudent for the County to wait to lock down the open space protections until the applicant or new owner returns to Regional Planning for any future permits (e.g., building permits). If the Commission does not incorporate the above-mentioned conditions at the hearing, we recommend that the Commission postpone action on the approval until appropriate additional mitigation for the violations is assured. If you have any questions, please contact me by phone at (310) 589-3200, ext. 128 or via email at edelman@smmc.ca.gov. Thank you for your consideration.

Sincerely,

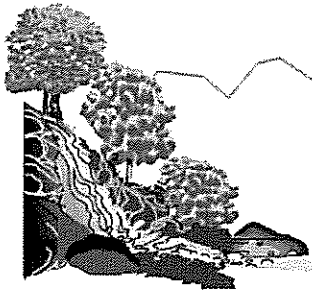


PAUL EDELMAN
Deputy Director
Natural Resources and Planning

cc: Steven Jones, Land Divisions Section,
Los Angeles County Department of Regional Planning

Steven Jones

From: Las Virgenes Homeowners Federation <lvhfederation@gmail.com>
Sent: Sunday, August 14, 2016 8:14 AM
To: nenglund@bos.lacounty.gov
Cc: Steven Jones; james@rasmussendevelopment.com
Subject: RASMUSSEN - PROJECT / ISSUES



Las Virgenes Homeowners Federation, Inc.

Post Office Box 353, Agoura Hills, California 91301

The voice and conscience of the Santa Monica Mountains since 1968

Nicole Englund
Planning Deputy
Third District Supervisor Sheila Kuehl
500 West Temple Street
Los Angeles, CA
copy

: Steven Jones, James Rasmussen

Dear Nicole:

Re: James Rasmussen Project, Hearing Aug. 19 - Inappropriate Contact Complaint

Please see below copies of inappropriate email

s

that I and others received directly from developer James Rasmussen as a result of a comment letter submitted to planner Steven Jones for the Regional Planning Commissioners in respect to an upcoming project hearing at the RPC.

Not only am I disturbed that Mr. Rasmussen has contacted me personally via information he illicitly gleaned from our letter to the RPC, but, he has likewise done so personally and individually to several of our HOA principals that also submitted

comment letters to the Commission. Mr. Rasmussen's tactic of obtaining personal email addresses from an unwitting LA County planner, and then harassing each person to meet him individually and even suggesting he would

have called them (including apparently actually calling someone's home as a result of a phone number he culled from a letter), is clearly unacceptable and a violation of protocol.

Furthermore, the last minute

pretense of

"public outreach"

is

manipulative and
disingenuous at best.

Therefore

and henceforth, we ask
that

Mr. Rasmussen

REFRAIN from further communicating with individuals whose contact information he was
erroneously
given by the planner.

Secondly, we ask that you organize and schedule a community meeting between the Supervisor's office, the developer, planning, and our communities which we will happily promote and attend. At that time, should community members wish to communicate with Mr. Rasmussen directly, they can voluntarily provide their own contact information to him.

Thank you, and we

very much look
forward to discussing the issues and elements of this proposed project

.

Sincerely,
Kim Lamorie
President
LVHF

E-MAIL I RECEIVED DIRECTLY:

Dear Kim,

I received a copy of your email correspondences and your letter that was sent to Steven Jones at Regional Planning. I would really like to meet with you as the head of the Las Virgenes Homeowners Federation to discuss the issues you have with us completing our grading for the project. I am available to meet at ANY time. Please just say the word and I will meet you over there.

Thank you and God bless!

James Rasmussen

President

West Pointe Homes

Rasmussen Development

26500 West Agoura Road #652

Calabasas, CA 91302

Office: 805.370.0075

Fax: 805.370.0165

President

SAMPLE E-MAIL THAT MR. RASMUSSEN SENT TO INDIVIDUALS:

Dear Jody,

I received a copy of your email sent to Steven Jones regarding my project off of Liberty Canyon Road. I wanted to see if we could get together to discuss my project. I am available anytime, even if you wanted to meet on the weekend. I would of called you, but I don't see a phone number in the letter you sent to the planning commission. Please either email me back or give me a call at your earliest convenience.

Thank you and God bless!

James Rasmussen

President

West Pointe Homes

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